

HOME INSPECTION REPORT



90 Humberview Rd
Toronto

Prepared for: [The Babiak Team](#)

Prepared by: Bob Papadopoulos P.Eng., RHI *

Inspection Date: [June 11 2025](#)



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Please Read: http://redbrickinspections.ca/docs/1_Introduction_Reference_Guide.pdf

Please Read: <https://redbrickinspections.ca/home-inspection-terms-and-conditions/>

Please Read: <http://redbrickinspections.ca/wp-content/uploads/2015/06/StandardsofPractice-OAHI-Rev.pdf>

* please see credentials at end of report

SIGNIFICANT ITEMS

*This page should not be considered as the complete report.
Please read all other forms contained within the Home
Inspection Report*

*For the purposes of this report,
the front of the house is considered
to be facing: South*

ROOFING	The roof surfaces through-out are overall in good repair.
EXTERIOR	Overall well maintained.
STRUCTURE	Overall well built house. The underside of some roof sheathing shows signs of mould-see details.
ELECTRICAL	The 100 AMP service size is adequate and the wiring is copper grounded.
HEATING	Electric baseboard heating throughout- presently turned off at source.
COOLING/ HEAT PUMPS	25-yr-old ductless air-conditioner with a typical life expectancy of 15-20-yrs.
INSULATION/ VENTILATION	Recommend additional insulation in the roof space to improve comfort and efficiency.
PLUMBING	Overall good water pressure with copper supply piping. The washrooms and kitchen are older.
INTERIOR	Older finishes/doors/windows. Anticipate renovations.

OVERALL RATING

The following rating reflects both the original quality of construction and the *overall* current condition of the home, based on a comparison to *similar* homes.

☐
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☐

Below Typical




Typical

Above Typical

Prior to reviewing the Home Inspection Report please read the Terms and Conditions of the Home Inspection and the Standards of Practice of the Ontario Association of Home and Property Inspectors available online at:



www.redbrickinspections.ca

REFERENCE LINK		http://redbrickinspections.ca/docs/2_Roofing_Reference_Guide.pdf	
90 Humberview Rd		ROOFING/Chimneys June 11 2025	
Description			
Roofing Material:	Location:	Leakage Probability:	Chimney(s) Type: Location:
Asphalt Shingles:	Slope:	Low	Brick: East
Modified Bitumen:	Flat:	Low	
Limitations			
Roof Inspected By:	Access Limited By:	Chimney Access Limited By:	
Walking On			
Observations/Recommendations			
<p>Tree Branches: retain arbourist for annual monitoring/trimming</p> <p>Sloped Surface: overall surface in good repair</p> <div style="display: flex; justify-content: space-around;">   </div> <p>Flat Surface: overall surface in good repair ideally should install decking railing loose on south side - repair</p> <div style="display: flex; justify-content: space-around;">   </div> <p>Chimney: over: overall in good repair</p>			
<p>Note: Recommend Annual Maintenance Contract for Roof Surface, Flashing Details and Chimney(s)</p>			

REFERENCE LINK		http://redbrickinspections.ca/docs/3_Exterior_Reference_Guide.pdf	
90 Humberview Rd		EXTERIOR	
		June 11 2025	
Description			
Gutters & Downspouts: Aluminum:	Downspout(s) Discharge: Below Grade	Lot Topography: Towards House House Below Ravine Away From House	Walls & Wall Structures: Brick Concrete Retaining Wall Stone Retaining Wall Metal Siding
Limitations			
Exterior Inspection from Ground Level Flora Against Building Restricted Inspection			
Observations/Recommendations			
<p>**Gutters/Downspouts: requires maintenance/cleaning</p> <p>WALL SURFACES: overall in good repair DOORS/WINDOWS: overall in good repair</p> <div></div> <p>RETAINING WALL(s): recommend damp-proofing if renovating basement</p> <div></div> <p>ATTACHED GARAGE: car door repairs required **Driveway(s): recently coated, budget to resurface</p>			

Note: Maintain Gutters & Downspouts annually. Extend Downspouts at least 6-feet away from the house

** Any or all these items may contribute to Basement Leakage. Please see Interior Page

REFERENCE LINK		http://redbrickinspections.ca/docs/4_Structure_Reference_Guide.pdf		
90 Humberview Rd		STRUCTURE		June 11 2025
Description				
Configuration: Basement:	Foundations: Masonry Block Poured Concrete	Floor : Wood Joists	Walls : Wood Frame(Brick Veneer)	Roof/Ceiling Framing: Wood Rafters/Joists
Limitations				
Restricted Access to: Wall Space	Foundation Wall Not Visible: <u>95</u> % Roof Space Inspected From Access Hatch			
Observations/Recommendations				
<p>overall well built house</p> <p>ROOF: overall in good repair</p> <p>Roof Sheathing: some areas: underside shows signs of mould though no damage observed recommend further evaluation by specialist and remediation/mould treatment if required</p>				
<div>   </div>				

Description			
Service Size: 200	AMP (240volts)	Service Entrance Cable:	Distribution Wire:
Main Disconnect/Service Box		Location: Overhead	Copper
Rating: 200 AMP		Type of material: Copper	Grounded
Description: Fuses			
Location: Garage			
Distribution Panel	System Grounding:		
Rating: 200 AMP	Description: Copper		
Description: Breakers	Location: Water Pipe	Ground Fault Circuit Interrupter:	
Location: Basement		Location:	
Auxiliary Panel(s):	Outlets		
Rating: 100 AMP	Description: Grounded		
Description: Breakers	Number of Outlets: Typical	Arc Fault Circuit Interrupter:	
Location: Garage		Location:	

Limitations

Main Disconnect Cover Not Removed

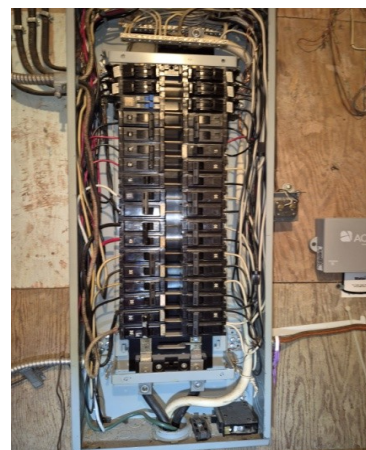
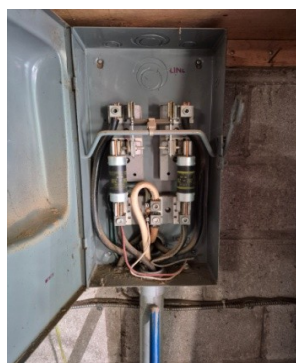
Observations/Recommendations

SERVICE ENTRANCE:

Main Disconnect: **overall in good repair**

SERVICE PANEL: **overall in good repair**

anticipate replacing when renovating





GFCI: **provide to exterior outlet**
provide to washroom outlet

Note 1: All recommendations are safety issues - Treat them as high priority.

Note 2: Please ensure accurate labelling on panels.

REFERENCE LINK		http://redbrickinspections.ca/docs/6_Heating_Reference_Guide.pdf	
90 Humberview Rd		<div>HEATING</div> <div>June 11 2025</div>	
Description			
Description:	Efficiency:	Rated Input:	Approx. Age:
Electric Heater(s):		x1000BTU/hr	yrs.
Life Expectancy:		Fuel Type:	Shut Off at:
		yrs.	Electrical Panel
Exhaust Vent Arrangement:			
Limitations		Furnace Performance	
Heat Loss Calculations Not Done		Supply Temp F:	
		Return Temp F:	
Observations/Recommendations			
<p>ELECTRIC HEATERS(s): power turned off at source (panel)</p> <p>older units, service before use, replace as required</p> <p>consider replacing with forced air or hydronic system</p>			

REFERENCE LINK	http://redbrickinspections.ca/docs/7_AC_Heat_Pump_Reference_Guide.pdf		
90 Humberview Rd	COOLING/Heat Pumps		June 11 2025
Description			
Description:	Cooling Capacity:	Approx. Age:	Typical Life Expectancy:
Ductless (air-cooled)	18 x1,000 BTU/hr	25 yrs. old	15 to 20 yrs.
Limitations			Cooling Performance
			Supply Temp F:
			Return Temp F:
Observations/Recommendations			
<p>DUCTLESS A/C: older, tested functional, continue servicing until replacement becomes necessary</p> <div></div>			

REFERENCE LINK		http://redbrickinspections.ca/docs/8_Insulation_Ventilation_Reference_Guide.pdf		
90 Humberview Rd		INSULATION/VENTILATION		June 11 2025
Description				
Material:	Location	R-Value	Air/Vapour Barrier:	Venting:
Fiberglass:	Main Roof:	24	Kraft Paper	Roof
Limitations				
Roof Space Inspected from Access Hatch		Access Not Gained To Flat Roof		
Access Not Gained To Wall Space				
Observations/Recommendations				
ROOF SPACE: recommend upgrading insulation to improve comfort and efficiency				
				

REFERENCE LINK http://redbrickinspections.ca/docs/9_Plumbing_Reference_Guide.pdf		
<div> <div>90 Humberview Rd</div> <div>PLUMBING</div> <div>June 11 2025</div> </div>		
Description		
Service Piping into House: Copper	Main Shut Off Valve at: Basement	Water Flow (Pressure): Good
Supply Piping & Pump(s): Copper	Waste Piping & Pump(s): Plastic Clay Floor Drain	Water Heater Type: Conventional Fuel Type: Electricity Capacity: 40 Gal Age Yrs.: Life Expectancy: 20
Limitations		
Isolating/Relief Valves & Main Shut Off Valves Not Tested		Concealed Plumbing not Inspected
Kitchen and Laundry Appliances Were Not Inspected		Tub/Sink Overflows Not Tested
Observations/Recommendations		
<p>SUPPLY PIPING: all piping examined was in good repair</p> <p>WASTE PIPING: all piping examined was in good repair</p> <p>Basement Floor Drain: suspect older main drain, recommend video-scan, risk of tree roots recommend installing backflow valve to main waste drain</p> <p>Washroom(s): older, anticipate renovations basement - roughed in</p> <p>Kitchen(s) older, anticipate renovations</p>		

REFERENCE LINK		http://redbrickinspections.ca/docs/10_Interior_Reference_Guide.pdf		
90 Humberview Rd		INTERIOR		June 11 2025
Description				
Floor Finishes:	Wall Finishes:	Ceiling Finishes:	Windows:	Exterior Doors:
Wood	Plaster/Drywall	Plaster/Drywall	Sliders	Sliding Glass
Resilient	Paneling	Paneling	Fixed	Wood
Fireplaces:		Fireplace Fuel:		
Masonry		Wood		
Non-Functional				
Limitations				
Restricted/No Access To:		Foundation Not Visible 95 %		
CO Detectors, Security Systems, Central Vacuum,Chimney Flues Not Inspected		Drainage Tile Not Visible		
Observations/Recommendations				
Floors/Walls/Ceilings: older, anticipate renovations				
Trim/Cabinets/Counters: older, anticipate renovations				
Windows/Doors: older, anticipate renovations				
FIREPLACE: recommend chimney sweep/inspection by W.E.T.T. Certified technician (www.wettinc.ca)				
**Basement Leakage: typical efflorescence, staining and dampness for older foundation see steps below recommend damp-proofing if renovating basement				
CO/Smoke detectors: please ensure one per level each with annual maintenance, this is a life safety concern and mandatory by law				
** Steps recommended in order to minimize basement leakage				
1. gutters, downspouts, grading, driveways: ongoing maintenance and repair/see Exterior				
2. cracks/form ties on foundation: monitor/repair as required				
3. excavation/damp-proofing: monitor basement, consider step 3 as a last resort				
Environmental/Health Concerns: http://redbrickinspections.ca/docs/11_Environmental_Reference_Guide.pdf				



Bob Papadopoulos P.Eng, RHI

- **Over 20 years of building inspecting experience in Toronto and the GTA**
- **Over 6,000 residential and commercial buildings inspected**

Bob has inspected over 6,000 residential and commercial buildings of various descriptions and reporting on conditions of major systems including structure, building envelope and mechanical systems, specific problem investigations and pre-renovation inspections. In the past Bob has helped train Home Inspectors and assisted in the creation of educational courses on home inspecting as well as taught Home Inspection courses at Seneca College. Bob also has experience in the construction industry inspecting many large scale projects through-out the GTA. He also served in the Canadian Navy as a Marine Mechanic and Ships Team Diver.

Professional Designations

- P.Eng. (Professional Engineer of Ontario) <http://www.peo.on.ca/>
 - RHI Registered Home Inspector <http://www.oahi.com/>
 - Environmental Site Assessment: ESA Phase 1 Certified <http://aesac.ca/>
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This summary should not be considered as the complete report. The complete report can be reviewed upon request to the Listing Agent. Redbrick Inspections Ltd. can be contacted at the Listing Agent's discretion for questions or an appointment can be arranged for an onsite walk-through explanation of the report at a fee of 150+taxes.

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City
Toronto
Scarborough
Mississauga
Pickering
Richmond Hill
Markham
Oakville
Hamilton
Keswick
Oshawa
Whitby

North
South
East
West

Roof	<p>Appears to be X-yr-old flat roof/asphalt shingles with a typical life expectancy of over 20-yrs.</p> <p>Reported to be X-yr-old flat roof with a typical life expectancy of over 20-yrs.</p> <p>Reported to be X-yr-old asphalt shingles with a typical life expectancy of 20-yrs.</p> <p>Not visible due to snow.</p> <p>X-yr-old asphalt shingles with a typical life expectancy of 20-yrs.</p> <p>X-yr-old high quality asphalt shingles with a typical life expectancy of over 30-yrs.</p> <p>X-yr-old flat roof surface with a typical life expectancy of over 20-yrs.</p> <p>The roof surfaces through-out are overall in good repair. The roof surfaces are appro</p> <p>Overall well maintained.</p> <p>Overall well maintained. See details for general repairs and maintenance.</p> <p>Overall well maintained. Newer detached garage in good repair.</p>
Struc	<p>Overall well built house with additions.</p> <p>Overall well built house.</p> <p>The house is located in a neighbourhood with a termite history-please see details</p> <p>The house has been treated for termites - see details. The house shows signs of p</p>
Elec	<p>The 100 AMP service size is adequate and the wiring has been upgraded to copper grounded.</p> <p>The 100 AMP service size is adequate and the wiring is copper grounded and ungrounded -see details.</p> <p>The 100 AMP service size is adequate. In addition to upgraded wiring there is knob and tube wiring-please</p> <p>The 100 AMP service size is adequate. Although the majority of the wiring has been upgraded there is kn</p> <p>The 100 AMP service size is adequate and the wiring is copper.</p> <p>The 100 AMP service size is adequate. In addition to copper wiring there is aluminum wiring - see details.</p> <p>The 200 AMP service size is adequate and the wiring has been upgraded.</p> <p>The 200 AMP service size is adequate. In addition to upgraded wiring there is knob and tube wiring-please</p>
Furnace	<p>X-yr-old high-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.</p> <p>X-yr-old mid-efficiency forced-air gas furnace with a typical life expectancy of 20-yrs.</p> <p>X-yr-old forced-air gas furnace with a typical life expectancy of 20-yrs.</p> <p>The forced-air gas furnace is older. Continue servicing until replacement becomes necessary.</p> <p>X-yr-old forced-air gas furnace with a typical life expectancy of 20-yrs.</p>
Boiler	<p>X-yr-old high-efficiency gas-fired hot-water boiler with a typical life expectancy of 20-yrs.</p> <p>X-yr-old mid-efficiency gas-fired hot-water boiler with a typical life expectancy of 20-yrs.</p> <p>X-yr-old gas-fired hot-water boiler with a typical life expectancy of 20-yrs.</p> <p>The gas-fired hot-water boiler is older. Continue servicing until replacement becomes necessa</p> <p>The gas-fired hot-water-boiler is older and requires further evaluation by specialist.</p> <p>X-yr-old gas-fired hot-water-boiler with a typical life expectancy of 20-yrs.</p> <p>X-yr-old combination high-efficiency gas-fired hot-water boiler with a typical life expectancy of 15-20-yrs.</p>
A/C	<p>X-yr-old air-conditioner with a typical life expectancy of 15-yrs.</p> <p>X-yr-old ductless air-conditioner with a typical life expectancy of 15-yrs.</p> <p>The air-conditioner is older. Continue servicing until replacement becomes necessary.</p> <p>The ductless air-conditioner is older. Continue servicing until replacement becomes necessary.</p>
Ins/Ven	<p>Roof space insulation and ventilation is adequate</p> <p>Recommend additional insulation in the roof space to improve comfort and efficiency.</p> <p>The insulation in the attic has been upgraded which will improve comfort and efficiency.</p> <p>Restricted access to roof and wall spaces therefore insulation not determined.</p> <p>Limited access though where spot checked appears to be upgraded.</p> <p>The walls are insulated with spray foam which is above average.</p>
Plumb	<p>The lead watermain should be upgraded to copper in the short term. The supply piping in the h</p> <p>The watermain will require upgrading if better water pressure is desired. The supply piping in the house is</p> <p>The watermain has been upgraded and the supply piping in the house is copper with good water pressure</p> <p>Overall good water pressure with copper supply piping. The washrooms and kitchen have recently been re</p> <p>Overall good water pressure. The washrooms and kitchen have recently been renovated and in good repa</p> <p>Overall good water pressure with copper supply piping. The washrooms and kitchen are in good repair.</p>
Inter	<p>Recently renovated. Overall good quality installations.</p> <p>The foundation has been damp-proofed which will minimize risk of basement leaking.</p> <p>Overall well maintained.</p> <p>Overall well maintained. Many windows have been upgraded. Overall well maintained. Mar</p> <p>There is evidence of basement leaking - see details.</p>

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ROOFING PAGE DATA LISTS

Description

1.0 Roofing Material:

Location:

4.0 Leakage Probability:

Asphalt Shingles:
Modified Bitumen:
Slate
Built Up(tar & gravel):
Wood Shingles:
Fiber Cement:
Metal:
Corrugated Plastic:
Not Determined
Roll Roofing:
Not Visible
Plastic/Rubber:
Polyurethane:

Slope:
Flat:
Deck:
Central:
Main Slope:
2nd Slope:
3rd Slope:
Upper Slope:
Lower Slope:
Main Flat:
2nd Flat:
3rd Flat:
North Slope:
South Slope:

High
Medium
Low
?

retain arbourist for annual monitoring/trimming
new surface in good repair
overall surface in good repair
aging surface, budget to replace within XX yrs.
general repairs required

East Slope:
West Slope:
Car Port:
Upper Flat:
Lower Flat:

newer surface has been installed on top of older surface
repair missing/damaged shingles at XXX

Middle Flat:
Dormer:

provide missing flashing at XXX

Dormer(s):

improve/install curb/flashing for skylight

Bay:

not visible due to snow

Bay(s):

chimney

Porch(s):

overall well maintained

Garage:

rebuilt and in good repair

Garage(s):

overall in good repair

remove below roof line when replacing XXX

top portion rebuilt

top portion requires repairs

requires repairs

can be abandoned/removed below roof line

flashing repairs required

can be abandoned/removed when replacing furnace/water heater

install rain/screen cap to clay liner

long term moisture may resu
Environmental Consultants c
moisture problems may resu
Environmental Consultants c
asbestos may be present in l
30-yr-old. Environmental C

overall surface in good repair

aging surface, budget to replace

general repairs required

continue servicing until replacement become necessary

continue servicing until replacement becomes more cost effective

EXTERIOR PAGE DATA LISTS

Description

1.0 Gutters & Downspouts:

Location:

Aluminum:

Galvanized Steel:

Various Above Grade

Integral/Built-in:

Various Below Grade

Plastic:

Copper:

Above Grade

Scupper Drain:

Below Grade

Below/Above Grade

gutters

overall in good repair

budget to replace

Above Grade North

overall well maintained

Above Grade South

newer installations in good condition

Above Grade East

requires maintenance/cleaning

Above Grade West

extend 6-ft away from house

extend to lower gutter at XXX

re-slope gutter a XXX and drain downspout into XXX lawn

Above Grade Northwest

requires general repairs and maintenance

Above Grade Southwest

calking repairs required

install window well cove

Above Grade Northeast

require general repairs and maintenance

Above Grade Southeast

repair and slope away from house

re-grade and slope away from house

Below Grade North

seal gap along wall

Below Grade South

monitor/seal gap along wall

Below Grade East

general mortar repairs required

Below Grade West

minor surface spalling/repair as required

surfaces overall in good condition

Below Grade Northwest

inslbrk

may require covering with metal siding for insurance

Below Grade Southwest

repair seams as required, budget to cover/replace with metal siding

Below Grade Northeast

dek/prch

provide hand railings for safety

Below Grade Southeast

provide hand railings for safety to steps

monitor/repair as required

column supports prone to settlement/heaving - monitor

long term moisture may resu

retain wall

movement noted, monitor, budget to repair/replace

Environmental Consultants c

rot/damage components, budget to repair/replace

moisture problems may resu

ww

provide window well covers

may require window we

Environmental Consultants c

walkout

overall well built

asbestos may be present in l

landing drain requires servicing/further evaluation

30-yr-old. Environmental C

walk

uneven trip hazard - repair

budget to resurface

seal gaps along foundation wall

reinstall pavers

GARAGE:

older, typically ongoing repairs

may become more cost effective to replace

bottom perimeter prone to rot - repair as required, budget to repair perimeter

well built detached garage

requires gas/fire proofing- seal/repair drywall

interior door requires auto closer

ducts require gas/fire proofing- encapsulate with drywall

STRUCTURE PAGE DATA LISTS

Description:

2.0 Configuration:

Basement:

Slab-on-Grade:

Crawl Space:

4.0 Foundations:

Poured Concrete

Masonry Block

Stone

Brick

Not Visible

None

Piers

Piles

Wood

5.0 Floor :

Wood Joists

Eng. Wood

Concrete

Steel Trusses

Not Visible



basement floor has been lowered

typical settlement cracks

overall well built house

overall in good repair

sagging though appears to be old condition

no distressed units observed

long term moisture may result in visible or concealed mould growth.

Environmental Consultants can assist if this is a concern

moisture problems may result in visible or concealed mould growth.

Environmental Consultants can assist if this is a concern

surface spalling - repair as required

remove parging and repair mortar

arch/lintel

prior mortar repairs

cracks above arch typical, repair mortar

requires mortar repairs

rusting metal lintel - paint required

replace masonry as required

sagging

minor sagging around stair areas though typical for older house

minor sagging floor at XXX though typical for older house

evidence of past termite activity, please refer to report provided by specialist inspection

termite

the house is located in a termite neighbourhood-recommend inspection by specialist approx. 1-per-2-yrs.

refer to termite inspection provided by home owner

evidence of past termite treatment, contact specialist for ongoing monitoring,

re-treatment might be required in future

presently no evidence of termite damage observed

evidence of insect damage though this appears older-recommend further

evaluation by specialist

remove/minimize wood/soil contact to reduce probability

Mould

underside shows signs of mould though no damage observed

recommend further evaluation by specialist

recommend further evaluation by specialist and remediation/mould treatment



ELECTRICAL PAGE DATA LISTS

Description

2.3 Service Size:

100
200
60
75
400
85
95

2.2 Service Entrance Cable:

Location:

Overhead
Underground
Not Visible

Type of material:

Copper

Combo Arc Fault Circuit Interrupter:

Not Visible

overall in good repair
crowded though overall in good repair
crowded, double taps (two wires connect to one breaker), install sub-panel if required
may require sub panel
crowded, install larger panel if required/when renovating
older mast: upgrade as required/renovating
older fuse panel: upgrade as required/renovating and/or if required for insurance
K&T random sampling determined the wiring has been upgraded throughout
the wiring has been upgraded
based on random sampling observed in XXX
may require upgrading for insurance purposes
for insurance option contact David Slack 1-800-971-1363 of David Slack Insurance Brokers Ltd.

Alum recommend inspection by qualified electrician for maintenance of connections
and installation of aluminum rated outlets
typically requires ESA (Electrical Safety Authority) certificate for insurance purposes
random sampling indicates aluminum rated outlets have been installed
home owner to provide ESA (Electrical Safety Authority) certificate
typical amount for age of house

provide GFCI's (ground fault circuit interrupters)
provide to exterior outlet
provide to washroom outlet
exposed wires
missing at wire connection
exposed wires - provide cap

overall minor repairs
clean up repairs of loose/exposed wires, etc. in XXX

test faulty unit at XXX - re

HEATING PAGE DATA LISTS

	Description:	Efficiency:	Rated Output: Rated Input:
	Forced Air Furnace:		
	Hot Water Boiler:	High	x1000BTU/hr
	Electric Heater(s):	Mid	?
	Washroom Floor	Low	
	Hot Water Radiant Heat:	n/a	
	Electric Radiant Heat:	?	
	Combination System:		
	Vertical Heat Pump:		
			thermostat
	service annually rusting can reduce life expectancy		older thermostat - replace
	requires servicing		multi thermostats for zone
	recommend upgrading to high efficiency unit		combo
	continue servicing until replacement becomes necessary		provides house heating a
	annual CO test mandatory for this type of unit		
	recommend obtaining replacement parts/servicing contract		
filter	replace 1-per-3 months	moisture problems may result in visible or concealed m	
		Environmental Consultants can assist if this is a concern	
humidifier	old, replace		
	requires servicing	asbestos may be present in building materials in older h	
	high quality unit, see owners manual	Environmental Consultants can assist if this is a concern	
gas pipe	provide collision barrier in driveway		
ducts	insulation on ducts may contain asbestos		
	encapsulating the insulation is often the best approach		
	Environmental Consultants can assist if this is a concern		
	rusting/corroded		
pipes	insulation on heating pipes may contain asbestos		radiators
	encapsulating the insulation is often the best approach		monitor/repair valves as r
	Environmental Consultants can assist if this is a concern		repair leaking radiator val
			missing radiator in XXX -
registers	insulation around some registers may contain asbestos		typical for age of house
	encapsulating the insulation is often the best approach		
	Environmental Consultants can assist if this is a concern		
elec filter	not in use, disconnect power to unit, disposable filter in use-		
	replace 1-per-6 to 12 months		
elec heat	servicing washroom	tested functional	require servicing/replacer
	servicing kitchen	older units - replace as required	
ducts	older arrangement (shared registers between rooms) typical for age of house		
	improve/upgrade if renovating		
	none present in xxxx		
	installing electric heater more practical		

COOLING PAGE DATA LISTS

Description: : none

1.4 Cooling Capacity:

Air Conditioner (air-cooled):		
Heat Pump (air-cooled)	9	x1,000 BTU/hr
	12	
Air Conditioner (water-cooled):	18	
Heat Pump (water-cooled)	15	Cooling Performance
Heat Pump (ground-source)	24	Heating Performance
	30	
Ductless (air-cooled)	36	
Ductless (water-cooled)	42	
	48	
Independent System	?	
Gas Chiller		



not tested: should be serviced before using
aging unit, continue servicing until replacement becomes necessary
old unit, continue servicing until replacement becomes necessary
consider replacing with new unit for improved efficiency
repair/replace insulation on refrigerant lines

ductless multi split zoned for XXXX ductless wall mounted units

Heat Pump unit provides cooling and supplemental heating
refer to owners manual
service annually
requires servicing

older duct arrangement can make cooling less effective: typical for age of house
3rd level typically more difficult to cool- may require supplemental unit
none present in xxxx

panel breaker in off position: turn on 24 hrs before servicing/testing unit

INSULATION/VENTILATION PAGE DATA LISTS

Description:

2.0 Material:	3.0 Location	Approx. R-Value
Fiberglass:	Main Roof:	24
Cellulose:	2nd Roof:	32
Mineral Wool:	3rd Roof:	12
Fiberglass/Cellulose:		40
Not Determined	Main Attic:	60
	2nd Attic:	50
Vermiculite:	3rd Attic:	7
Wood Shavings:		15
Spray foam:	Main Flat:	18
Urea Formaldehyde:	2nd Flat:	20
Fiberglass/Vermiculite:	Basement Walls:	?
Foam Board	Crawl Space Floor:	3
	Crawl Space:	5
Other	Crawl Space Walls:	8
	Wood-Frame Walls:	
	Masonry Walls:	
	Knee Walls:	
	Floor:	
	Cathedral:	
	Log Walls:	



insulation and ventilation is adequate uneven distribution of insulation - improve/add ins
 recommend improving ventilation with soffit vents
 various gaps and low amount of insulation should be improved
 recommend upgrading insulation to improve comfort and efficiency
 insulation has been upgraded which will improve comfort and efficiency
 spray foam insulation installed to XXX which is above average
 recommend insulating ducts in this space to improve efficiency
 spray foam insulation installed which is above average
 cannot determine if washroom vents to exterior-requires further evaluation
 recommend kitchen vents to exterior
 insulate and weather-strip access hatch to roof space
 insulate and weather-strip access hatch to knee wall space
 insulation may contain asbestos- testing required to determine
 requires servicing not in use service annually
 refer to owners manual
 unit exchanges stale house air with exterior fresh air and controls humidity
 recommend insulating rim joists with spray foam around basement interior
 rim joists have been insulated with spray foam around basement interior
 vermiculite insulation may contain asbestos, requires lab test to confirm

PLUMBING PAGE DATA LISTS

Description:

1.0 Service Piping into House:

1.3 Main Shut Off Valve at:

Copper
Galvanized Steel
Lead
Plastic

Basement-Front
Basement
Basement-Under Steps
Utility Room

Not found
Not Visible

Supply

upgraded to copper
overall in good repair
not determined - possibly older lead or galvanized steel pipe-
recommend upgrade to copper
contact city to arrange replacement
lead testing kits available from city centers
plastic supply has been identified with past leaking issues
requires further evaluation by plumber, may require replacement for insurance
for insurance purposes

well system requires inspection by specialist
upgrade to larger pipe for better water pressure if
faucets were engaged for ap
unit provides domestic hot w
unit provides domestic hot w

Waste

all piping examined was in good repair
main drain to city sewer- recommend video-scan
suspect older main drain, recommend video-scan, risk of tree roots
may require repairs/replacement
basement floor drain not found, further evaluation required
old, contact utility to replace

Kitec (brand name) was identified which has history of le
further evaluation require
not found, likely under finish
septic system requires inspe
typically lowest basement flo

backflow

recommend installing backflow valve to main waste drain
a back flow valve has been installed to the main waste drain
prone to sewer odours or slow drainage, monitor performance
new plastic cleanout pipe(s) at front yard indicates drain upgrades
requires video scan of main waste drain to confirm

service pump annually
tested functional
not tested, service before use
leaking - repair
requires maintenance
requires maintenance/budget to replace
requires replacement
pump/piping not accessible/requires further evaluation

recently renovated
anticipate renovations
repair as required/budget to renovate



INTERIOR PAGE DATA LISTS

Description:

1.0 Floor Finishes:

Wood
Carpet
Resilient
Ceramic Tile
Laminate
Natural Tile
Concrete

2.0 Wall Finishes:

Plaster/Drywall
Plaster
Drywall
Metal
Paneling
Brick/Stone
Wood
Concrete/Block

3.0 Ceiling Finishes:

Plaster/Drywall
Plaster
Drywall
Metal
Paneling
Brick/Stone
Wood
Concrete/Block

	overall in good repair		
	typical cracks remove mouldy finihses and clean/treat area		
asbestos	older tile suspect to contain asbestos asbestos		
	encapsulating is often the best approach		
	Environmental Consultants can assist if this is a concern		
steps	provide hand rails to second level steps		
	provide hand hand rails to third level steps		
	provide hand rails to basement steps		
	spindle spacing too wide (max 4 inches) - safety concern - repair		
windows	upgraded double glazed units some lost seals		cracked window
	various upgraded units, upgrade older units as required		screens required in upper
	older units, upgrade as required or if renovating		stains in skylight well typi
door	screen door requires repairs		
fireplace	not in use- further evaluaition to determine options and/or restoring		
wood	recommend chimney sweep/inspection by W.E.T.T. Certified technician		
	(www.wettinc.ca)	damper stuck shut- flue not visible	
gas	service annually	requires maintenance	
		may require chimney liner	
basement	presently no leaking detected with moisture meter random sampling		
	typical efflorescence, staining and dampness for older foundation		
	see steps below		
	typical efflorescence for older foundation, see steps below		
	see steps below		
	recommend damp-proofing if renovating basement		
	foundation damp-proofed to minimize leaking risk		
sump	recommend back up battery for sump pump		service sump pump annu
	remove drywall and and clean/treat area for mould		sump pump not accessibl
			sump pump missing - pro
			sump pump inoperative -



provide sump pit cover fo

Older XXX, replace within x-yrs
Older XXX, requires replacement.
Older XXX, continue maintenance until replacement becomes more cost effective.

The underside of the roof sheathing shows signs of mould-see details.

ast settlement - see details.

e see details.
ob and tube wiring-please see details.
60 AMP service size requires upgrading for insurance.

e see details.

X-yr-old oil-fired hot-water boiler with a typical life expectancy of 20-yrs.
X-yr-old mid-efficiency oil-fired hot-water boiler with a typical life expectancy of 20-yrs.

ary. The oil-fired hot-water boiler is older. Continue servicing until replacement becomes necessary.
The oil-fired hot-water-boiler is older and requires further evaluation by specialist.

Hot water radiant floor heating.
Hot water radiant floor heating in some areas.

The house includes an HRV (heat recovery ventilator) to improve air quality and efficiency.

Extensive renovation typically includes upgrading insulation

house is copper. Kitec (name brand) piping was identified - see details
copper.
: overall.
renovated and in good repair.
air. A backflow valve has been installed to the main waste drain.
Further evaluation to main waste drain.

ny doors and windows have been upgraded.

Limitations:

3.0 Chimney(s) Type:

Location:

Roof Inspection:

Brick:
Brick Shared:
Brick Abandoned:
Metal:
Masonry:
Shared Masonry:
Framed Chase/Liner
Abandoned:
Partly Removed:
Stucco:
Stone:
None:

North
South
East
West
Central

Northeast
Northwest

Southeast
Southwest

Binoculars
From Edge
From Grade
Walking On
Skylight

It in visible or concealed mould growth.
can assist if this is a concern
It in visible or concealed mould growth.
can assist if this is a concern
building products and materials for homes over
consultants can assist if this is a concern

2.0 Lot Topography:

Flat
Towards House
Away From House
House Above Ravine
House Below Ravine

3.0 Wall Surfaces:

Brick
Stone
Concrete Block
Stucco
Synthetic Stucco
Wood siding
Plywood
Hardboard
Metal Siding
Vinyl Siding
Wood Shingles
Asphalt Shingles
Fiber Cement
Clay Shingles
Slate Shingles
Artificial Stone
Insulbrick

8.0 Retaining Walls:

Concrete Block Retaining Wall
Wood Retaining Wall
Concrete Retaining Wall
Stone Retaining Wall
Brick Retaining Wall
Masonry Retaining Wall
Artificial Stone Retaining Wall

It in visible or concealed mould growth.
can assist if this is a concern
It in visible or concealed mould growth.
can assist if this is a concern
building products and materials for homes over
consultants can assist if this is a concern

		Limitations:	
		Restricted Access to:	
6.0 Walls :	7.0 Roof/Ceiling Framing:	No Access to:	Foundation Walls
Party Wall	Wood Rafters/Joists	Wall Space	
Masonry (Double-Brick)	Wood Trusses	Roof Space	
Masonry (Stucco Finish)	Steel Frame	Flat Roof Space	
Masonry (Siding)	Not Visible	Crawl Space	
Wood Frame (Siding)	No Access	Attic Space	
Wood Frame(Brick Veneer)	Masonry Party Wall	North Roof Space	
Wood Frame(Stucco Finish)		South Roof Space	
Not Visible	No Party Wall	West Roof Space	
Masonry		East Roof Space	
Masonry Party Wall			
Frame/Drywall Party Wall		Knee Wall Areas	
Wood Party Wall		Slab-on-Grade	
No Party Wall			
Log		Knee Wall Areas	
Insulated Concrete		North Knee Wall	
Panelized		South Knee Wall	
Post & Beam		West Knee Wall	
Steel Frame		East Knee Wall	
Straw Bale			
roof		Roof Space Inspected From Access Hatch	
sagging though no signs of distress		Roof Space Entered but access was limited	
rafters have been shored up in good repair			
sagging though no signs of distress recommend reinforcing with collar		Attic Inspected From Access Hatch	
		Attic Entered but access was limited	
party wall		Crawlspace Inspected From Access Hatch	
recommend installing in roof space between adjoining neighbour		Crawlspace Entered but access was limited	
		Knee Wall Inspected From Access Hatch	
		Knee Wall Entered but access was limited	
		no access	
		none	
/ of termite/insects			

4.0 Distribution Wire:

Copper
Non-metallic Sheathed
Metallic Sheathed
Knob-and-Tube-Copper
Grounded & Ungrounded
Grounded
Copper Clad Aluminum
Not visible
Aluminum

further evaluation

connect to one breaker)

t with XXX, contact utility to repair



place

2.4 Main Disconnect/Service Box

Rating:

100 Breakers
200 Fuses
60
75
85

Location:

Basement
Garage
Basement North
Basement South
Basement West
Basement East
Basement North-East
Basement South-East
Basement North-West
Basement South-Central
Not Found
1st Level
2nd Level
3rd Level

3.0 Distribution

Rating:

100
200
60
75
85

Description:

Breakers
Fuses

Location:

Basement
Garage
Basement North
Basement South
Basement West
Basement East
Basement North-East
Basement South-East
Basement North-West
Basement South-Central
Not Found
1st Level
2nd Level
3rd Level

Approx. Age:	Life Expectancy:	2.0 Fuel Type:
yrs.	15	Gas
	20	Oil
	30	Elec.
	20+	Wood
	30+	Propane

3 with programmable unit
 3 control provides better comfort/efficiency

and domestic hot water

could growth.
 n

comes
 n

condensate
 condensate drains into waste pipe- may cause house odours - repair
 install condensate pump
 repair condensate pump

required
 live in XXX
 provide or install electric heater if required

nent

		Limitations
1.5 Approx. Age:	Typical Life Expectancy:	
yrs. old	10 to 15 yrs.	Cannot Test With Low Outdoor Temp
	15 to 20	Data Plate Missing
	20	Data Plate Not Legible
		Data Plate Incomplete
		Data Plate Not Found
		Outdoor Coil Covered
		Restricted Access
		System Breaker Shut Off
		System Inoperative
		Not Tested - Recommend Service
		Window A/C Units Not Tested

long term moisture may result in visible or concealed mould growth.

Environmental Consultants can assist if this is a concern

moisture problems may result in visible or concealed mould growth.

Environmental Consultants can assist if this is a concern

asbestos may be present in building products and materials for homes over

30-yrs-old. Environmental Consultants can assist if this is a concern

Limitations

5.0 Air/Vapour Barrier 6.1 Venting:

Plastic	Roof	Roof Space Inspected from Access Hatch
Kraft Paper	Roof Soffit	Access Not Gained To Wall Space
Not Visible	Roof Ridge	Access Not Gained To Flat Roof
None Found		Access Not Gained To Roof Space
Metal Foil		Access Not Gained To Attic
	Gable	Access Not Gained To Knee Wall Areas
	Fascia	Access Not Gained To Crawl Space
		Access Not Gained To Main Roof Space
	Power Ventilator	Access Not Gained To Secondary Roof Space
	Not Visible	Access Not Gained To Lower Roof Space
	None Found	Access Not Gained To Flat Roof Space
		Access Not Gained To Floor Space
	Crawl Space To Exterior	
n	Crawl Space None Found	Attic Viewed From Access Hatch
	Crawl Space to Basement	Attic(s) Viewed From Access Hatch
		Attic Entered But Access was Limited
	Heat Recovery Ventilator	
	Energy Recovery Ventilator	Attic Viewed From Access Hatch
		Attic(s) Viewed From Access Hatch
		Attic Entered But Access was Limited

Insulation

Crawlspace Viewed From Access Hatch
Crawlspace Entered But Access was Limited

recommend installing vapour barrier and upgrading insulation to improve energy efficiency

Knee Wall Viewed From Access Hatch
Knee Wall Entered But Access was Limited

recommend installing for kitchen
recommend installing for washroom

Power Ventilator Not Tested
Continuity of Air/Vapour Barrier Not Verified
Walls Spot Checked Only
Basement Walls Spot Checked Only

HRV
requires servicing
not in use - service
provides house with better air quality and efficiency
see owners manual for proper use and maintenance

Water Flow (Pressure):

Adequate
Good
Below Average
Above Average

1.4 Supply Piping in House:

Copper
Plastic

Galvanized Steel
Hot Water Pump

2.3 Waste Piping/Pump(s):

Plastic
Cast Iron
Galvanized Steel
Copper
Lead
Clay Floor Drain
Plastic Floor Drain
Sump Pump
Solid Waste Pump
Pump Not Visible
Laundry Tub Pump
Pump Missing
Pump Inaccessible
Well Pump

Public Service Piping
desired Private Service Piping

prox. 20 min, no leaks observed
water and radiant heating
water and forced air heating
see Heating

leaking
d and may require replacement for insurance purposes
ed floor- further evaluation

ction by specialist
or should have a floor drain

6.0 Windows:	7.0 Exterior Doors:	Fireplaces: Wood Stove	Fireplace Fuel:	Party Walls:
Single/Double Hung	Wood	Masonry	Wood	Masonry
Casement	Metal	Zero Clearance	Gas	Wood Frame
Sliders	Storm	Factory Built	Coal	None In Attic
	French	Wall Mounted	Electrical	Not Visible
Awning	Sliding Glass	Insert		
Fixed		Roughed-In		
Skylight(s)		Non-Functional		
Solarium(s)		none		
Single Glazing				
Double Glazing				
Primary Plus Storm				
Triple Glazing				

asbestos may be present in building materials in older homes
Environmental Consultants can assist if this is a concern

r levels for safety
cal condensation

provide screen
damper could not be open - flue not visible
may require metal liner

long term moisture may result in visible or concealed mould growth.
Environmental Consultants can assist if this is a concern

ally
le - further evaluation/service annually
vide
repair/replace

r safety

ssary.

Observations/Recommendation

Roofing:

Vulnerable Areas:
Ice Dams:
Tree Branches:

Sloped Surface:
Flat Surface:

Central:
Main Slope:
2nd Slope:
3rd Slope:
Upper Slope:
Lower Slope:
Main Flat:
2nd Flat:

I By:

Access Limited By:

Chimney Access Limited By:

Height

Slope

Snow

Deck

Snow/Ice

No Access

Gravel

Another Building

Wet

Fragile

Solar Panels

Tree

Height

Slope

Snow

Deck

Snow/Ice

No Access

Gravel

Another Building

Wet

Fragile

Solar Panels

3rd Flat:

North Slope:

South Slope:

East Slope:

West Slope:

Deck:

Upper Flat:

Lower Flat:

Middle Flat:

Dormer(s):

Bay(s):

Porch(s):

Garage:

Garage(s):

Flashings:

Valley:

Chimney:

Hip&Ridge:

Sloped/Flat:

Roof/Wall:

Parapet Wall:

Plumbing Stack:

Electrical Mast:

Dormer:

Dormer(s):

Skylight:

Skylight(s):

Solarium:

Drip Edge:

Gravel Stop:

Roof Vent(s):

Ridge Vent(s):

Chimney(s):

Brick:

Shared Brick:

Metal:

Masonry:

Shared Masonry:

Abandoned:

Partly Removed:

Stone:

North:

South:

East:

West:

Northeast:

Northwest:

Southeast:

	Comments:
Limitations:	Observations/Recommendations:
Exterior Inspection from Ground Level	overall in good condition require general maintenance older galvanized steel older units- replace
Restricted Access Under Deck(s)	
Restricted Access Under Porch(es)	overall in good condition
No Access Under Deck(s)	overall in good condition
No Access Under Porch(es)	require repairs
Underside of Deck(s) Inspected from Access Door	
Underside of Porch(es) Inspected from Access Door	
Grading Not Visible Due to Snow	
Absence of Historical Clues due to New Finishes/Paint	
Flora Against Building Restricted Inspection	
Snow over Decks/Porches	
Carpeting over Decks/Porches	
Storage Against Wall	
Inaccessible Wall	
Car in Garage	
Storage in Garage	
Car and Storage in Garage	
Garage Not Accessible	
Garage Door Opener Not Tested	
Garage Door Opener Inoperative	

		Observations/Recommendations
all Not Visible:	50	
	60	
	70	
	75	
	80	
	90	
	95	
	99	
	100	

1 Panel

Auxiliary Panel(s):	2.5 System Grounding:	2.5 Ground Fault Circuit
Rating:		Panel
100	Copper	Outside
200	Aluminum	Bathroom(s)
60		Whirlpool
75	Water Pipe	Kitchen
60	Water Pipe	
85		Laundry Area
30	Ufer (ground)	Garage
Description:	Not Found	None Found
Breakers	Not Visible	Various Areas
Fuses	Not Determined	Basement
	Other	Bedroom
		None
Location:		
Basement		
Garage		
Basement North		
Basement South		
Basement West		
Basement East		
Basement North-East		
Basement South-East		
Basement North-West		
Basement South-Central		
Not Found		
Bedroom		
1st Level		
2nd Level		
3rd Level		

		Limitations	Observations
Shut Off at:	Chimney Liner:		
Meter-Exterior	Plastic Through-Wall Vent	Heat Exchanger- Inaccessible	
Meter-Interior	Metal Through Masonry Chimney		
Electrical Panel	Metal Vent Through Roof	Heat Exchanger- Limited Access	
	Metal Through-Wall Vent		
Oil Tank Valve	Plastic Through Masonry Chimney		
	None Found	Data Plate Missing	
	Non-Applicable	Data Plate Not Legible	
	Electric Non-Applicable	Data Plate Incomplete	
	Not Visible	Data Plate Not Found	
	Cement Liner Through Chimney		
	Clay Liner Through Chimney	System Shut Off/Inoperative	
		Summer Test Procedure	
		A/C Presently Operating	
		Oil tank Not Visible	
		Chimney clean-out Not Opened	
		Radiator/Zone/Safety Devices Not Tested	
		Heat Loss Calculations Not Done	
		Circulating Pump Not Tested	

Observations/Recommendations

:NONE

AIR CONDITIONER:

HEAT PUMP:

EVAPORATOR COOLER:

Indoor Coil:

Compressor:

Indoor Fan:

Attic Drip Pan:

Outdoor Coil:

Refrigerant Lines:

Plenum:

DUCTLESS A/C:

DUCTLESS HEAT PUMP:

Multi-Split Ductless:

Ductwork:

Attic Ductwork:

Thermostat:

Supplemental Cooling:

Independent System:

Gas Chiller

Comments:

Cooling Performance

Return Temp F:

Supply Temp F:

n/a

Observations/Recommendations

Comments

ROOF SPACE:

ATTIC:

Main Slope Roof:

2nd Slope Roof:

3rd Slope Roof:

Roof Access Hatch:

Crawl Space Hatch:

Knee Wall Hatch:

Main Flat Roof:

2nd Flat Roof:

3rd Flat Roof:

Cathedral Roof:

Skylight wells:

Knee Walls:

WALLS:

Wood Frame Walls:

Basement Walls:

Crawlspace Walls:

FLOORS:

Crawlspace Floor:

Rim Joists:

Pipes: Unheated Areas:

Ducts in Roof:

Ducts in Crawlspace:

Exhaust Fan Vents:

Exposed Foam Board:

Exposed Plastic:

Recessed (Pot) Lights:

Air/Vapour Barrier:

Ventilation:

Heat Recover Ventilator:

Vermiculite Insulation:

Comments:

Water Heater				Limitations
	Unit 1	Unit 2	see Heating	
Type:				Isolating/Relief Valves/Main Shut Off Val
Induced Draft				Concealed Plumbing Not Inspected
Conventional				Tub/Sink Overflows Not Tested
Electric				Kitchen and Laundry Appliances Not Ins
Tank-less				Water Treatment Equipment Not Inspect
Combination				Main Valve Not Located
Fuel Type:				Gas Shut Off
Gas				Gas Winterized
Oil				
Electricity				Water Shut Off
Gas & Elec.				Water Winterized
Capacity:				
40 Gal				
50 Gal				
60 Gal				
75 Gal				
150 L				
270 L				
N/A				
Approx. Age:				
Life Expectancy: 15				
20				

Observations/Reco

Limitations

CO Detectors, Security Systems, Intercoms, Central Vacuum, Chimney Flues, Elevators Not Inspected

Absence of Historical Clues due to New Finishes/Paint

Storage/Furnishings in Some Areas Limited Inspection

Drainage Tile Not Visible

No comment made on Cosmetic Finishes

Quality of Chimney Draw Cannot be Determined

See Supplementary Section

Inappropriate Materials or Installation

ns

Exterior

- **Gutters/Downspouts:
 - **Gutters:
 - ** Downspouts:
- **Lot Grading:
 - **Grading:
 - **North Grading:
 - **South Grading:
 - **East Grading:
 - **West Grading:
 - Ravine:
- **Window Well:
- **Window wells:

overall surface is well maintained
overall surface is in good repair

based on random sampling overall in good repair
overall require general maintenance or repairs
replace when re-roofing
not visible

WALL SURFACES:

Soffit & Facia:
Soffit:
Facia:
Brick:
Stone:
Concrete Block:
Stucco:
Synthetic Stucco:

Board & Batten:

Wood siding:
Plywood:
Hardboard:
Metal Siding:
Vinyl Siding:
Wood Shingles:
Asphalt Shingles:
Fiber Cement:
Clay Shingles:
Slate Shingles:
Artificial Stone:
Insulbrick:

overall well maintained
overall surface is in good repair
overall well maintained, recommend installing screen with cap
none
not visible
not-applicable

DOORS/WINDOWS:

Door:
Window:
Doors:
Windows:
Screen:
Sliding Door:
Screens:
Sliding Doors:
**Basement:

STRUCTURES

PORCH

PORCH(es):

DECK

DECK(s):

BALCONY:

BALCONIES:

Step(s):

Railing(s):

Column(s)

Beam(s):

Joist(s):

ns

od repair
ral repairs and maintenance
ized units- upgrade if required
epair though likely more cost effective to upgrade

od repair
od repair though various require general maintenance
irs or might be more cost effective to replace

Deck Step(s):
Deck Railings:
Deck Columns
Deck Beams:
Deck Joists:
Deck Floors:
Deck Wall:
Deck Skirt:
Deck Lattice:

Porch Step(s):
Porch Railings:
Porch Columns:
Porch Beams:
Porch Joists:
Porch Floors:
Porch Wall:
Porch Skirt:
Porch Lattice:

Deck Wall:
Skirt:
Lattice:

GARAGE:
ATTACHED GARAGE:
CARPORT:
DETACHED GARAGE:

Structure(s):
Fire-proofing:
Gas-proofing
Man-door:
Exposed Insulation:
Floor:
Drainage:
Vehicle Door:

****Landscaping:**
****Walk(s)/Driveway(s):**
****Walk(s):**
****Driveway(s):**
****Patio(s):**

****BASEMENT WALKOUT:**
Wall:
Stairs:
Rail:
Grading:
Landing:
Threshold:
Drain:
Roof Structure:

RETAINING WALL:
RETAINING WALL(s):
Movement/Cracks:
Weep Holes:
Wood Unit:
Masonry Unit:

Comments:

Other:

t Interrupter:	Combo Arc Fault Circuit Interrupter:		5.1 Outlets	Limitations
	Panel	Description:	Grounded	Main Disconnect Cover N
	Bedroom			Fuse Block(s) Not Pulled
	None			Power off Through-out
	None Found			Power off In Some Areas
				System Ground Not Visib
		Grounded/Ungrounded		System Ground Not Acce
		Number of Outlets:		
			Typical	
			Minimal	
	Upgraded			

Fuel:
Gas Meter:

ions/Recommendations

Gas Piping:

Oil Tank:

Oil Piping:

Buried Oil Tank:

Oil Burner:

Venting:

Combustion Air/Draft:

Barometric Damper:

Chimney Liner:

Metal Liner:

Chimney Liner:

Exhaust Pipes:

THERMOSTAT:

Damaged:

Location:

Inoperative:

Old:

Furnace Performance
Boiler Performance

Pressure lbs/in²:

Temp Deg F:

Return Temp F:

Supply Temp F:

Moisture problems may result in visible

Consultants can assist if this is a concern

Asbestos may be present in building materials

Consultants can assist if this is a concern

FORCED AIR FURNACE:

Heat Exchanger:

Induced Draft Fan:

Condensate Line/Pump:

Filter:

Electronic Filter:

Blower:

Humidifier:

Ducts:

Registers:

Return Ducts:

Supply Ducts:

COMBINATION SYSTEM:

Tempering Valve:

HOT WATER BOILER:

Heat Exchanger:

Pump:

Expansion Tank:

Controls:

Pressure Reducing Valve:

Backflow Preventer:

Pressure Relief Valve:

Piping:

Radiator(s):

Valve(s):

Vertical Heat Pump:

ELECTRIC HEATERS(s):

Hot Water Radiant Heat:

Electric Radiant Heat:

Comments:

Observations/Recommendations

Ives Not Tested

upgraded copper watermain supply with good pressure
recommend upgrading to improve water pressure

pected
ted

Recommendations

Floors/Walls/Ceilings:

Floors:

Walls:

Ceilings:

Trim/Cabinets/Counters:

Trim:

Counters:

Cabinets:

Windows/Doors:

Window(s):

Skylight(s):

Solarium:

Door(s):

Metal Doors:

Wood Doors:

Sliding Door:

French:

STAIRS:

Rails:

Steps:

Rise/Run:

Slope:

FIREPLACE:

Fireplaces:

Fireplace:

Wood Stove:

Masonry:

Zero Clearance:

Factory Built:

Insert:

Roughed-In:

Non-Functional:

**Basement Leakage:

**Crawlspace Leakage:

**Evidence of Basement Leakage:

**Evidence of Crawlspace Leakage:

CO/Smoke detectors:

Comments:

Comments

Moisture problems may result in visible or concealed mold growth. Environmental Consultants can assist if this is a concern

Asbestos may be present in building products and materials for homes over 1990. Environmental Consultants can assist if this is a concern

FOOTINGS/FOUNDATIONS

FOOTINGS:

Suspect:
Floor lowered:
Settled:
Too shallow:
Exposed:

FOUNDATIONS:

Settlement:
Cracked:
Damaged:

Spalling:
Surface spalling:

Further evaluation:

Water damage:
Prior repairs:

Vertical crack:
Horizontal crack:
Bowing:

FLOORS/WALLS

FLOORS:

Wood Sill:
Wood Beam:
Wood Column:
Metal Post:
Wood Post:
Joists:
Trusses:
Stair Opening:
Header:
Trimmer:

Sub-Flooring:
Cantilevers:
Floor Trusses:
Concrete Floors:

WALLS:

Party Walls:

Masonry:

Brick Veneer:

Masonry Arch:

Masonry Arches:

Metal Lintel:

Metal Lintels:

Masonry Lintel:

Masonry Lintels:

Wood-Frame:

Steel Frame:

Masonry Veneer:

Stone Veneer:

ROOF/CEILING/CHIMNEYS

ROOF:

Ceiling

Roof Rafters:

Roof Trusses

Collar Ties:

Knee Walls:

Roof Sheathing:

Steel:

CHIMNEY(s):

Cracked:

Damaged:

Settlement:

Leaning:

Spalling:

Surface spalling:

See Roofing

Other:

Termites:

Termite Damage:

Insect Damage:

Party (Fire) Walls:

Wood/soil Contact:

Fire Damage:

Comments:

Observations/Recommendations

Not Removed

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SUPPLY PIPING:

WATERMAIN:

Main Shut Off Valve:

Public Service Piping:

Galvanized Steel:

Connection(s):

Isolating Valve:

WATER HEATER:

Exhaust Flue:

Relief Valve & Tube:

Forced Draft Fan:

Combustion Air

Gas Piping:

Circulating System:

Combination Tank:

WASTE PIPING:

Stack:

Piping:

Floor Drain/Trap:

Sink Trap:

Basement Floor Drain:

Laundry Floor Drain:

Venting:

Autovent:

Sump Pump:

Solid Waste Pump:

Laundry Tub Pump:

Well Pump:

Hot Water Pump:

Basement Washroom:

Main Level Washroom:

Master Ensuite:

2nd Level Washroom:

FIXTURES:

Washroom(s):

Kitchen(s)

Basement Sink:

	Washroom Sink:	
	Laundry Tub:	
	Basement Toilet:	
	1st Level Toilet:	
	2nd Level Toilet:	
	2nd Level Central Toilet:	
	3rd Level Toilet:	
	Ensuite Toilet:	
	Basement Washroom Sink:	
	Basement Kitchen Sink:	
	Kitchen Sink:	
	1st Level Washroom Sink:	
	2nd Level Washroom Sink:	
	3rd Level Washroom Sink:	
	Master Washroom Sink:	
	Washroom Faucet:	
	Basement Washroom Faucet:	
	1st Level Washroom Faucet:	
	2nd Level Washroom Faucet:	
	3rd Level Washroom Faucet:	
	Master Washroom Faucet:	
	Laundry Faucet:	
	Kitchen Faucet:	
	Basement Kitchen Faucet:	
	1st Level Kitchen Faucet:	
	2nd Level Kitchen Faucet:	
	Faucet:	
	Bathtub/Enclosure:	
	Bathtub/Enclosure:	
	Whirlpool Tub:	
	Washroom Shower:	
	Basement Shower:	
	1st Level Shower Stall:	
	2nd Level Shower Stall:	
	3rd Level Shower Stall:	
	Master Shower Stall:	
	Washroom Fan:	
	Basement Washroom Fan:	
	1st Level Washroom Fan:	
	2nd Level Washroom Fan:	
	3rd Level Washroom Fan:	
	Master Washroom Fan:	
	Laundry Fan:	
	Kitchen Fan:	
	Basement Kitchen Faucet:	
	1st Level Kitchen Faucet:	

Comments

Moisture problem:

Consultants can e

Asbestos may be

Consultants can e

2nd Level Kitchen Faucet:

Sauna:

Comments:

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20-years-old. Environmental

SERVICE ENTRANCE:

Main Disconnect:
 Damage:
 Connection:
 Clearance:
 Loose:
 Drip Loop:
 Conduit:
 Seal:
 Mast:
Service Size:
Grounding:

SERVICE PANEL:

Double-Taps:
Overfused:
Breaker(s):
Fuse(s):
Openings:
 Loose:
 Rust:
 Old:
Obsolete:
240 Volt Links:
 GFCI:
 AFCI:
Missing Cover:
Undersized:
 Location:
 Access:
Crowded:
Wiring:
Overheating:
 Damage:
Auxiliary Panel:

BRANCH WIRING:

Abandoned:
 Damage:
 Loose:
 Exposed:
 Support:
Duct Contact:
 Undersized:
Extension Chord:

Overloaded Circuits:

Dedicated Circuits:

Knob & Tube:

Aluminum:

Exterior:

ELECTRICAL DEVICES

Light(s):

Junction Box(es):

Ungrounded Outlet(s):

Cover Plate(s):

GFCI:

Outlet (s):

Miswired Outlet(s):

Switch(es):

Ceiling Fan(s):

Appliance(s):

AFCI:

Receptacle(s):

Suspect Installation:

Comments:

s may result in visible or concealed mold growth. Environmental
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present in building products and materials for homes over 20-years-old. Environmental
assist if this is a concern